





Flat 39, Gibson Court Regarth Avenue, Romford - RM1 1AJ

£100,000 Leasehold

ONE BEDROOM RETIREMENT FLAT • NO ONWARD CHAIN • GATED PARKING • WALKING DISTANCE TO LOCAL AMENITIES • 0.1 MILES TO ROMFORD STATION • SERVICE CHARGE: £3270 PER ANNUM LEASE REMAINING 74 YEARS

Offered with no onward chain, this one-bedroom retirement flat is situated on the second floor of Gibson Court, just 0.1 miles from Romford Station. With gated parking, well-maintained communal gardens and a central location within walking distance of shops and local amenities, the property offers convenient retirement living with the opportunity to update the interior to your own taste.

The property comprises an entrance hallway leading to a good-sized reception room with an open-plan dining area and adjoining kitchen. The kitchen features a range of wall and base units, while the reception and dining areas provide a comfortable space for everyday living and entertaining. The double bedroom benefits from built-in wardrobes, and a separate bathroom completes the layout. Although some modernisation is required, the property offers a practical layout and plenty of scope to make it your own.

Gibson Court benefits from attractive communal gardens with established trees, seating areas and pathways, providing residents with a pleasant outdoor space to enjoy. The development also offers gated parking and a welcoming communal entrance.

Located on Regarth Avenue in the heart of Romford, the property is ideally placed for everyday convenience. Romford Station is approximately 0.1 miles away, providing Elizabeth line services into central London and beyond. Romford town centre, The Liberty Shopping Centre, supermarkets, cafés and restaurants are all within easy walking distance, along with local bus services and other amenities.

With no onward chain, excellent transport links and a convenient town centre location, this retirement flat offers a great opportunity for those looking to enjoy everything Romford has to offer.

*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

***Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.**



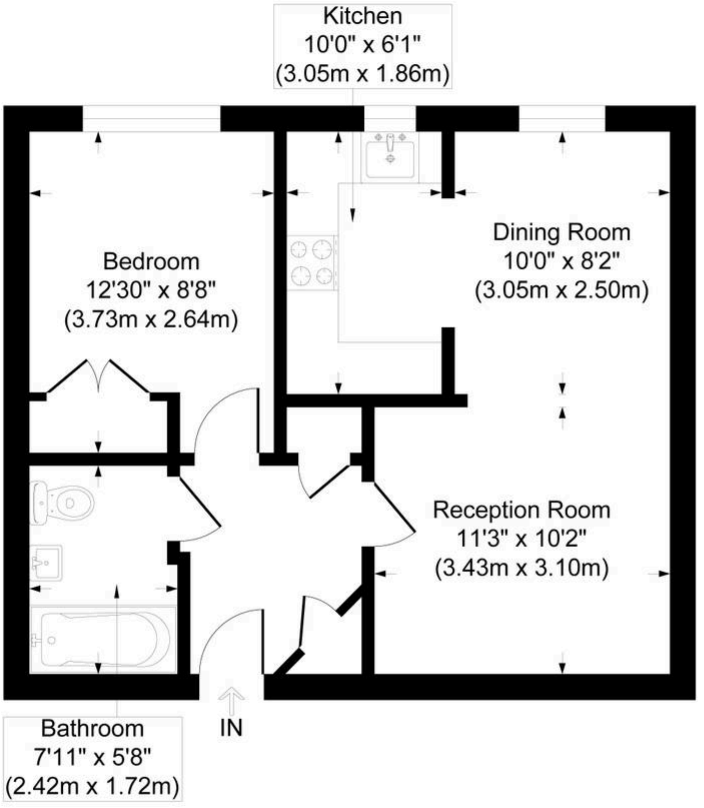












Second Floor

Accord Sales & Lettings

Gibson Court
Regarth Avenue

Approximate Gross Internal Area
46.8 sq m / 505 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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